

**Minutes of Land Use, Parks and Environment Committee**  
**Tuesday, September 21, 2010**

Vice-Chair Walter Kolb called the meeting to order at 8:30 a.m.

**Committee Members Present:** Supervisors Walter Kolb (Vice Chair), James Jeskewitz, Michael Inda, Tom Schellinger.

**Absent:** Supervisors Fritz Ruff, Ted Rolfs, Rob Hutton.

**Also Present:** Legislative Policy Advisor Sarah Spaeth, Legislative Associate Karen Phillips, Parks System Manager Duane Grimm, Senior Financial Analyst Bill Duckwitz, Parks and Land Use Director Dale Shaver, Land Resources Manager Perry Lindquist, Planning and Zoning Manager Jason Fruth, Enterprise Operations Manager Andrew Thelke, Business Manager Peter Mudek, Register of Deeds Jim Behrend.

**Approve Minutes of August 17, 2010**

MOTION: Jeskewitz moved, second by Schellinger, to approve the minutes of August 17, 2010.  
Motion carried 4-0.

**Future Meeting Date**

- October 5, 2010

**Review Capital Projects in the Proposed 2011-2015 Plan for which the Committee has Budget and Policy Oversight:**

Item 49 ROD Electronic Record Redaction: Behrend discussed this new project which addresses the redaction of social security numbers from real estate records that are viewable in electronic format on the Internet. The project will be totally funded by the recently approved fee of \$5 per document recorded. Once the project has been completed, the fee will be discontinued.

**Ordinance 165-O-042: Amend The District Zoning Map Of The Town Of Lisbon Zoning Ordinance By Conditionally Rezoning Certain Lands Located In Part Of The N ½ Of The NW ¼ Of Section 6, T8N, R19E, Town Of Lisbon, Waukesha County, Wisconsin, From The A-10 Agricultural District To The A-3 Agricultural/ Residential Estate District (ZT-1705)**

Fruth described the location of the subject parcel located on the south side of CTH Q in the Town of Lisbon. The rezone proposal involves 3 acres of the existing 77-acre parcel. The split would create a single-family residential home site for a family member. The owner would retain ownership of the remainder of the property and continue to farm 74 acres.

MOTION: Jeskewitz move, second by Inda, to approve Ordinance 165-O-042.  
Motion carried 4-0.

**Ordinance 165-O-043: Waukesha Land Conservancy Partnership Acquisition - Ron Deppert Property**  
Grimm's PowerPoint presentation provided background information on the 51-acre Deppert property, as well as details of the terrain, uncommon plant life and wildlife habitat.

Grimm further discussed the ordinance which authorizes the Department of Parks and Land Use to provide a grant of \$75,000 from the Tarmann Acquisition Fund to the Waukesha Land Conservancy toward the purchase

of the Deppert property for land preservation purposes. The selling price of the property is \$500,000. The Waukesha Land Conservancy has requested the County contribute \$75,000, while the Conservancy will contribute \$75,000 and the State \$350,000. In addition, the ordinance authorizes a buyout option that allows the County to purchase the parcel if the Land Conservancy wishes to sell it in the future.

Kolb asked what the assessed value of this property is and how the selling price was determined. Though Grimm did not have the assessed value readily available, he assured that the selling value of the property was determined after an appraisal was done.

MOTION: Inda moved, second by Jeskewitz, to approve Ordinance 165-O-043.  
Motion carried 4-0.

**Ordinance 165-O-045: Butler Property Acquisition**

Grimm pointed out the 4.3-acre subject property and surrounding areas on an overhead map. The property is the former location of the Kettle Moraine Scenic Railroad, which ran a steam train out of North Lake. Steven Butler has been provided a license that allows him to remove his equipment from this area over a three-year period. Another interested party has already removed the track. If acquired this property would become an addition to the west end of the Bugline Trail. The amount of the appraisal was \$48,000. The County is eligible for Stewardship funding for the acquisition of this property.

MOTION: Jeskewitz moved, second by Schellinger, to approve Ordinance 165-O-045.  
Motion carried 4-0.

**Ordinance 165-O-044: Approve The WMWI Metro Landfill Facility Greenspace Protection And Limited Landfill Expansion Agreement**

Lindquist distributed a handout titled "Staff Notes, - September 2010: WMWI Metro Landfill Facility Greenspace Protection and Limited Landfill Expansion Agreement". Lindquist reviewed the information as outlined, including landfill data, existing agreement, new agreement, and financial components. The ordinance approves the landfill expansion agreement; the expansion is estimated to extend the life of the landfill by 5-7 years. The County will receive a 2.5% share of landfill siting revenues paid by WMWI at a rate of \$3.50 per ton (estimated at 430,000 tons/\$1.5 million annually). The County's share is estimated at \$37,600 in 2011. This agreement adds sociological payments (annual payments), providing about \$3,000 per year for the homes immediately adjacent to the landfill.

MOTION: Jeskewitz moved, second by Inda, to approve Ordinance 165-O-044.  
Motion carried 4-0.

**Review Capital Projects in the Proposed 2011-2015 Plan for which the Committee has Budget and Policy Oversight: Items 33-39**

Shaver reviewed the following Parks and Land Use capital projects:

Item 33 Orthophotography: \$400,000 is budgeted for this new project to be done in 2015 for an Orthophotography update to digital maps for the Land Information System.

Item 34 Exposition Center Arena Roof: This project is as planned. A condition analysis was done in 2007 and a reanalysis done in 2009 confirmed the previous findings. The construction will begin in 2011. The cost analysis was based on limited replacement of roof decking. Thelke noted that if the condition of the decking is determined to be worse during actual construction, additional costs may be incurred.

Item 35 Park Restrooms Renovation: This year three restrooms were completed at Muskego Park at a cost of \$30,000 under budget per unit. In 2011 construction at Nashotah and Menomonee Park will begin during late summer to early fall, as to not disrupt use of the picnic areas.

Item 36 Energy Efficiency and Conservation Federal ARRA: The ice arena projects are under contract and will begin in October 2010. Upgrades will result in a 65% reduction in natural gas usage. Upcoming projects include the Jail/Law Enforcement Center solar thermal system and Retzer geothermal project. The next focus will be the interior and exterior lighting projects. Shaver noted that the projected quarter million dollars in energy rebates would be put back into the program.

Item 37 Bikeway Pavement Improvements: Lake County Trail project was federally funded through the ARRA (American Recovery and Reinvestment Act) and is nearing completion; however, one segment (Glen Cove Road to Milwaukee Street) was pulled because the engineering requirements could not be met within the required timeframe. The Bugline project will be delayed one year so that federal funding may be pursued.

Item 38 Pavement Management Plan: This is an ongoing project for preventative maintenance done in cooperation with the Department of Public Works. Major projects for 2011 include Minooka Park, Nagawaukee Golf Course and Administration Center concrete. Major projects for 2012 include the Muskego Park beach house, Nagawaukee Park campground road, and Juvenile Center and Jail parking lots. The major project for 2013 and 2014 is the Expo parking lots. The budgeted costs for upcoming years are increasing from \$460,000 to \$500,000 per year.

Item 39 Menomonee Maintenance Building Demolition: This new demolition project will include lead paint and asbestos removal. If there are any cost savings in other capital projects in the upcoming years, there may be a request to move up the project.

MOTION: Jeskewitz moved, second by Inda, to adjourn at 10:26 a.m.  
Motion carried 4-0.

Respectfully submitted,

Jim Jeskewitz,  
Secretary